

073.0

0002

0013.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

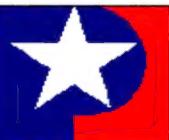
727,800 / 727,800

USE VALUE:

727,800 / 727,800

ASSESSED:

727,800 / 727,800


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 4 | | PAMELA DR, ARLINGTON |

OWNERSHIP

Unit #:

| | |
|--|--|
| Owner 1: SHOSTAK GARY & CANDACE L/TR | |
| Owner 2: SHOSTAK FAMILY REVOCABLE TRUS | |
| Owner 3: | |

Street 1: 4 PAMELA DRIVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: SHOSTAK GARY & CANDACE L -

Owner 2: -

Street 1: 4 PAMELA DRIVE

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .197 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1952, having primarily Vinyl Exterior and 1758 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z | R0 | LARGE LOT | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exempt | | |
| Flood Haz: | | | | | | |
| D | | Topo | | | | |
| s | | Street | | | | |
| t | | Gas: | | | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Infl | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101 | One Family | | 8563 | Sq. Ft. | Site | | | 0 | 70. | 0.79 | 12 | | | | | | | | | 473,822 | | | | | | 473,800 | |

| IN PROCESS APPRAISAL SUMMARY | | | | | | | | | | Legal Description | | | | | | User Acct | | |
|------------------------------|-----------------|---------|--|--|--|--|--|--|--|-------------------|-----------------|------------------|--|--|--|-----------|--|-----------|
| 101 | 8563.000 | 254,000 | | | | | | | | 473,800 | 727,800 | | | | | 46319 | | |
| Total Card | 0.197 | 254,000 | | | | | | | | 473,800 | 727,800 | Entered Lot Size | | | | | | GIS Ref |
| Total Parcel | 0.197 | 254,000 | | | | | | | | 473,800 | 727,800 | Total Land: | | | | | | GIS Ref |
| Source: | Market Adj Cost | | | | | | | | | 413.99 | /Parcel: 413.99 | Land Unit Type: | | | | | | Insp Date |

10/15/18

!6155!

USER DEFINED

Prior Id # 1: 46319

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION

TAX DISTRICT

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|----------------|-----------|------|----------|-------------|------------|----|-----|-------|-------|
| SHOSTAK GARY & | 67577-373 | | 7/7/2016 | Convenience | | 1 | No | No | |
| | 13402-33 | | 3/1/1978 | | 52,000 | No | No | Y | |

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment | Date | Result | By | Name |
|----------|--------|----------|--------|-----|------------|----------|------------|--------------------|------------|--------------|-----|---------|
| 2/5/2001 | 57 | Alterati | 52,000 | O | | | | ADD 5 FT TO PORCH/ | 10/15/2018 | Meas/Inspect | CC | Chris C |
| | | | | | | | | | 12/6/2008 | Meas/Inspect | 163 | PATRIOT |
| | | | | | | | | | 8/21/2001 | Permit Visit | PM | Peter M |
| | | | | | | | | | 11/11/1999 | Inspected | 267 | PATRIOT |
| | | | | | | | | | 11/3/1999 | Mailer Sent | | |
| | | | | | | | | | 10/14/1999 | Measured | 264 | PATRIOT |
| | | | | | | | | | 7/30/1993 | | EK | |

Sign: VERIFICATION OF VISIT NOT DATA / / /

| | | | | | | | | | | | | | | | | | |
|---------------------------------|-------------------|-------------------------|---------|------------------------------------|-----------------|------------|-----|-----------------|------------|-----|------|---------------|------|-------|------------|------------|--------------|
| EXTERIOR INFORMATION | | | | BATH FEATURES | | | | COMMENTS | | | | SKETCH | | | | | |
| Type: 19 - Ranch | | | | Full Bath: 1 | Rating: Average | | | | | | | | | | | | |
| Sty Ht: 1 - 1 Story | | | | A Bath: 1 | Rating: | | | | | | | | | | | | |
| (Liv) Units: 1 | Total: 1 | | | 3/4 Bath: 1 | Rating: Average | | | | | | | | | | | | |
| Foundation: 1 - Concrete | | | | A 3QBth: 1 | Rating: | | | | | | | | | | | | |
| Frame: 1 - Wood | | | | 1/2 Bath: 1 | Rating: | | | | | | | | | | | | |
| Prime Wall: 4 - Vinyl | | | | A HBth: 1 | Rating: | | | | | | | | | | | | |
| Sec Wall: 1 | % | | | OthrFix: 1 | Rating: | | | | | | | | | | | | |
| Roof Struct: 1 - Gable | | | | | | | | | | | | | | | | | |
| Roof Cover: 1 - Asphalt Shgl | | | | Kits: 1 | Rating: Good | | | | | | | | | | | | |
| Color: WHITE | | | | A Kits: 1 | Rating: | | | | | | | | | | | | |
| View / Desir: | | | | Fpl: 1 | Rating: Average | | | | | | | | | | | | |
| GENERAL INFORMATION | | | | WSFlue: 1 | Rating: | | | | | | | | | | | | |
| Grade: C - Average | | | | | | | | | | | | | | | | | |
| Year Blt: 1952 | Eff Yr Blt: | | | Location: 1 | | | | | | | | | | | | | |
| Alt LUC: | Alt %: | | | Total Units: 1 | | | | | | | | | | | | | |
| Jurisdict: | Fact: . | | | Floor: 1 | | | | | | | | | | | | | |
| Const Mod: | | | | % Own: 1 | | | | | | | | | | | | | |
| Lump Sum Adj: | | | | Name: 1 | | | | | | | | | | | | | |
| INTERIOR INFORMATION | | | | | | | | | | | | | | | | | |
| Avg Ht/FL: STD | | | | Phys Cond: GD - Good | 18. % | | | | | | | | | | | | |
| Prim Int Wal 1 - Drywall | | | | Functional: 1 | % | | | | | | | | | | | | |
| Sec Int Wall: 1 | % | | | Economic: 1 | % | | | | | | | | | | | | |
| Partition: T - Typical | | | | Special: 1 | % | | | | | | | | | | | | |
| Prim Floors: 3 - Hardwood | | | | Override: 1 | % | | | | | | | | | | | | |
| Sec Floors: 4 - Carpet | 20 % | | | Total: 18.6 % | | | | | | | | | | | | | |
| Bsmnt Flr: 4 - Carpet | | | | | | | | | | | | | | | | | |
| Subfloor: | | | | Basic \$ / SQ: 100.00 | | | | | | | | | | | | | |
| Bsmnt Gar: 1 | | | | Size Adj.: 1.35000002 | | | | | | | | | | | | | |
| Electric: 3 - Typical | | | | Const Adj.: 1.00800002 | | | | | | | | | | | | | |
| Insulation: 2 - Typical | | | | Adj \$ / SQ: 136.080 | | | | | | | | | | | | | |
| Int vs Ext: S | | | | Other Features: 84500 | | | | | | | | | | | | | |
| Heat Fuel: 1 - Oil | | | | Grade Factor: 1.00 | | | | | | | | | | | | | |
| Heat Type: 3 - Forced H/W | | | | NBHD Inf: 1.00000000 | | | | | | | | | | | | | |
| # Heat Sys: 1 | | | | NBHD Mod: 1 | | | | | | | | | | | | | |
| % Heated: 100 | % AC: 1 | | | LUC Factor: 1.00 | | | | | | | | | | | | | |
| Solar HW: NO | Central Vac: NO | | | Adj Total: 312042 | | | | | | | | | | | | | |
| % Com Wal | % Sprinkled | | | Depreciation: 58040 | | | | | | | | | | | | | |
| | | | | Depreciated Total: 254002 | | | | | | | | | | | | | |
| MOBILE HOME | | | | WtAv\$/SQ: 1 | AvRate: 1 | Ind.Val: 1 | | | | | | | | | | | |
| Make: 1 | Model: 1 | Serial #: | Year: 1 | Color: 1 | | | | | | | | | | | | | |
| SPEC FEATURES/YARD ITEMS | | | | PARCEL ID 073.0-0002-0013.0 | | | | | | | | | | | | | |
| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod JFact | Juris. Value |
| 2 | Frame Shed | D | Y | 1 | 8X12 | A | AV | 2000 | 0.00 | T | 15.2 | 101 | | | | | |
| More: N | Total Yard Items: | Total Special Features: | | | | | | | | | | Total: | | | | | |